153.0	0004	0007.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	754,500 /	754,500
					USE VALUE:	754,500 /	754,500
					ASSESSED:	754,500 /	754,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		CHESTER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEOHANE JANET	
Owner 2:		
Owner 3:		
Street 1:	42 CHESTER ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02476	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,976 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1912, having primarily Aluminum Exterior and 1904 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5976.000	275,100		479,400	754,500
Total Card	0.137	275,100		479,400	754,500
Total Parcel	0.137	275,100		479,400	754,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 396.27 | /Parcel: 396.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 101767

GIS Ref

GIS Ref

Insp Date 07/27/18

PREVIOUS ASSESSMENT

Parcel ID 153.0-0004-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	275,100	0	5,976.	479,400	754,500	754,500	Year End Roll	12/18/2019
2019	101	FV	216,800	0	5,976.	449,500	666,300	666,300	Year End Roll	1/3/2019
2018	101	FV	216,800	0	5,976.	371,600	588,400	588,400	Year End Roll	12/20/2017
2017	101	FV	216,800	0	5,976.	341,600	558,400	558,400	Year End Roll	1/3/2017
2016	101	FV	216,800	0	5,976.	311,600	528,400	528,400	Year End	1/4/2016
2015	101	FV	204,700	0	5,976.	305,600	510,300	510,300	Year End Roll	12/11/2014
2014	101	FV	204,700	0	5,976.	284,100	488,800	488,800	Year End Roll	12/16/2013
2013	101	FV	204,700	0	5,976.	270,300	475,000	475,000		12/13/2012

!12017!

PRINT

Date	Time
12/11/20	02:08:18

LAST REV

Date	Time
08/15/18	08:40:56

mmcmakin

12017

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20620-455		1/14/1993		200,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	Info At Door	HS	Hanne S
1/12/2009	Meas/Inspect	372	PATRIOT
12/9/1999	Mailer Sent		
11/22/1999	Measured	272	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	101767
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5976		Sq. Ft.	Site		0	80.	1.00	9									479,423						479,400	

Total AC/HA: 0.13719 | Total SF/SM: 5976 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 479,423 | Spl Credit | Total: 479,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1912	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FA - Fair-Avg	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.20147061
Const Adj.:	0.99980003
Adj $ / SQ:	156.160
Other Features:	77500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	427201
Depreciation:	152084
Depreciated Total:	275117

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

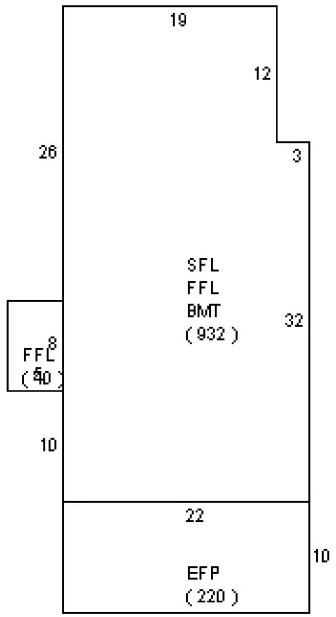
No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	156.16
Special Features:	0	Val/Su Net:	90.02
Final Total:	275100	Val/Su SzAd	144.49

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	972	156.160	151,787
BMT	Basement	932	46.850	43,662
SFL	Second Floor	932	156.160	145,541
EFP	Enclos Porch	220	39.590	8,710

Net Sketched Area:	3,056			Total:	349,700
Size Ad	1904	Gross Are	3056	FinArea	1904

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0004-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	